

**INTENSIVE-LEVEL SURVEY
OF HISTORIC RESOURCES
CRANBURY HISTORIC DISTRICT
PHASE TWO
CRANBURY TOWNSHIP
MIDDLESEX COUNTY
NEW JERSEY**

October 17, 2018

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Prepared for:
**Township of Cranbury
Historic Preservation Commission
23-A North Main Street
Cranbury, New Jersey 08512**

Prepared by:



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1.0 INTRODUCTION

This report describes the nature and provides the results of an Intensive-Level Survey of Historic Resources completed for planning purposes of properties in the Cranbury Historic District in Cranbury Township, Middlesex County, New Jersey. This survey was accomplished between June and September 2018, by Paulus, Sokolowski and Sartor, LLC (PS&S). The PS&S project team surveyed 110 properties identified by the Township of Cranbury as the second phase of a two-year survey of Historic District properties, the first phase of which was completed in 2017.

1.1 Scope of Work

This study consisted of Intensive-Level Survey of 110 properties identified in a Request for Proposals (Appendix 1; see Figure 1-2). The properties surveyed were identified by the Historic Preservation Commission of the Township of Cranbury (HPC), and are concentrated in the southern, northeastern, and northwestern areas of the Historic District. The survey used standard procedures and guidelines recommended by the NJDEP-HPO (Splain 1999) to accomplish the goals of the Intensive-Level Survey investigation. The methods employed consisted of documentary research and architectural field survey, which included high-resolution digital photography of each property's features and components. Additionally, the project included entry of data into the NJDEP-HPO's historic resource Access database for the Township of Cranbury and the generation of Intensive-Level Survey forms from the database, using representative photographs that showed the least obstructed, most illustrative view of the property. These photographs, as well as additional photographs representing other buildings and structures on the property, were renamed according to the database protocol and supplied as electronic files to the HPC and NJDEP-HPO along with electronic (.pdf) versions of the survey forms, as well as paper copies of the survey forms and this report.

The scope of the survey did not include survey of building interiors.

The survey produced the following findings with respect to the 110 properties surveyed:

- Five (5) properties were assessed as key-contributing in the Cranbury Historic District as worthy of individual designation in the National Register of Historic Places. Of these, two (2) had previously been evaluated as key-contributing. Three (3) properties had previously been identified as contributing.
- Seventy-five (75) properties were assessed as contributing to the Cranbury Historic District. Of these, two (2) had previously been assessed as key-contributing, but PS&S found insufficient basis for individual National Register eligibility and thus key-contributing status.
- Twenty-nine (29) properties were assessed as non-contributing to the Cranbury Historic District. Of these, research indicated that eleven (11) had been constructed after the period of significance. The remaining eighteen (18) had lost integrity.

- With respect to properties that have lost integrity and therefore can no longer be considered contributing, PS&S found that the extensive replacement of historic exterior materials and features, and additions to historic buildings that are highly visible from the public right-of-way and distort buildings' historic massing, represent a pattern that has led to the loss of contributing status for multiple properties and threatens the contributing status of others.
- PS&S' project team concurs with the recommendation of the 2017 RGA report that the period of significance should continue to ca. 1940 in order to include early-20th-century resources.

1.2 Dates of the Survey

Field survey was conducted in July, 2018. The preparation of survey forms and data entry was performed in July and August, 2018. The report was prepared in September, 2018.

1.3 Study Conditions and Constraints

Field survey was conducted exclusively from the public right-of-way and from public property. Thus, rear elevations and features on the interior of lots not visible from these points were not included in the survey.

As noted above, the survey of building interiors was not within the scope of this project.

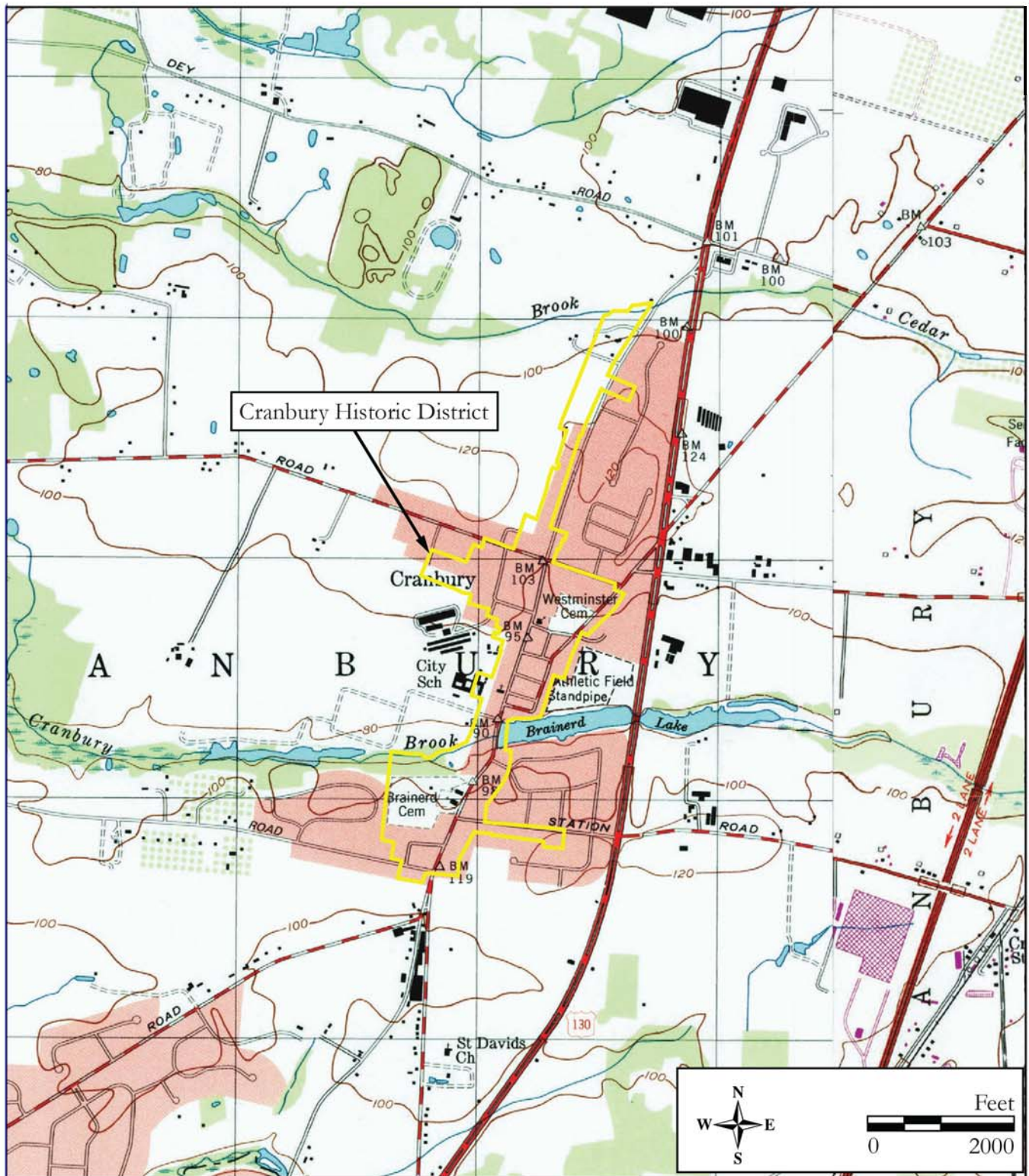
Vegetative growth, consisting primarily of mature trees and bushes, frequently restricted the visibility of the survey properties. The ability to obtain an unobstructed photograph was severely constrained on multiple properties. In these instances, PS&S' team obtained the least obstructed views possible under the circumstances to include with the survey forms.

1.4 Personnel and Authorship

This survey project was conducted under the management of Matthew S. Tomaso, M.A., RPA. Field survey was conducted by Emily T. Cooperman, Ph.D., and Kyle Toth. Research for the project was conducted by Dr. Cooperman and Mr. Toth, who also prepared the content of the survey forms. Dr. Cooperman wrote the report, which was illustrated and edited by Kristian Eshelman. Mr. Tomaso provided quality control and supervision.

The report may be cited as follows:

Cooperman, Emily T., Matthew S. Tomaso, Kyle Toth, and Kristian Eshelman.
2018 *Intensive-Level Survey of Historic Resources, Township of Cranbury, Phase Two, Cranbury Township, Middlesex County, New Jersey*. Prepared by PS&S for the Township of Cranbury, New Jersey.



HISTORIC DISTRICT LOCATOR MAP

Intensive-Level Survey of Historic Resources
Cranbury Historic District
Phase Two, 2018
Cranbury Township, Middlesex County, New Jersey



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

Drawn by: KE

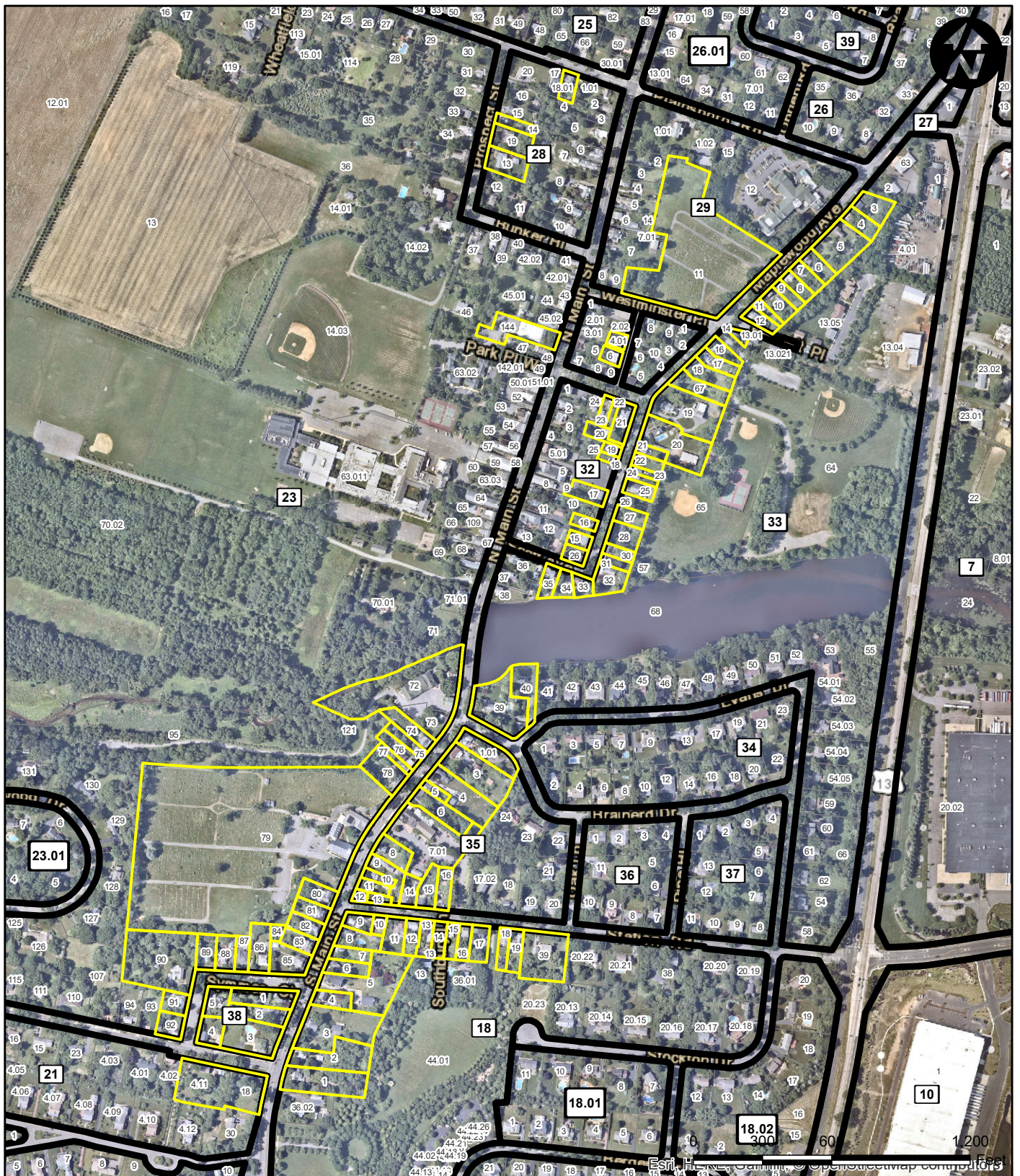
Scale: 1" = 2000 feet

Project No. 061300001

Chk'd by: MT

Date: 9/25/2018

Figure No. 1-1



Legend

- Surveyed Properties
- Block
- Lot



67A MOUNTAIN BOULEVARD EXT.
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WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

SURVEYED PROPERTIES MAP

Intensive-Level Survey of Historic Resources

Cranbury Historic District

Phase Two, 2018

Cranbury Township, Middlesex County, New Jersey

Sources:
Middlesex County Parcels, NJ Composite
of Parcels Data, NJGIN, 2017
New Jersey Aerial Imagery, 2015

Drawn By: ML

Chk'd By: EC

Scale: 1" = 600'

Date: 9/26/2018

Project No. 06130.0001

Figure No. 1-2

Path: P:\06130\0001\DWGs\GIS\Maps\Fig01_SurveyLocations_20180926_00.mxd

2.0 RESEARCH DESIGN

2.1 Research Objectives

The project was guided by two distinct research objectives. The first of these was to obtain site-specific information to date the individual properties surveyed for the project and document changes to them over time as accurately as possible, and the second to provide background information to create a historical overview of the study areas defined by the properties selected for survey by the HPC.

2.2 Research Methods and Materials

Researchers systematically gathered, reviewed, and analyzed background and site-specific documents consisting of primary, secondary, and digital sources available in publicly accessible repositories and online sources.

2.3 Field Methods

Historical architectural field survey consisted of inventory and examination of the properties identified for survey in the RFP by vehicle and on foot. Field survey activities were limited to the public right-of-way, and therefore excluded those portions of the properties that were not visible from adjacent streets and sidewalks.

Field notes were taken regarding materials of construction and all other key details. High-resolution digital photographs documenting all primary buildings, secondary buildings and structures, and site features were taken for each property. The ability to obtain unobstructed views of the properties' features was frequently constrained by trees and shrubs adjacent to or near the properties' buildings. The PS&S project personnel therefore obtained the least obstructed photographs possible and used them to create the survey forms.

2.4 Evaluation Methods

After an initial review of literature yielded by background research, and using historic maps, historic aerial photographs, and site-specific sources as appropriate, properties surveyed for the project were assessed for key-contributing, contributing, and non-contributing status based on the areas of significance previously established for the Cranbury Historic District by the original National Register Nomination.

The original nomination did not include either explicit identifications of contributing or non-contributing status of the properties in the district, nor did it identify the specific National Register Criteria that were relevant to the Historic District. The 1989 Heritage Studies inventory did include recommendations for contributing/non-contributing status. The PS&S team used this document to inform our recommendations for the status of the properties included in this survey document.

The PS&S team concurs with the RGA-recommended end date of the period of significance of 1940 (RGA 2017: 8-1), and used this in evaluation, as well as the National Register eligibility criteria and criteria considerations (36 CFR §60.4) and the National Park Services guidance on the assessment of integrity.

It was assumed that a local level of significance for individual properties was sufficient for the purposes of a property being assessed as contributing to the Cranbury Historic District.

3.0 PHYSICAL AND HISTORICAL CONTEXTS

3.1 Setting

The Cranbury Historic District is located in the relatively flat topography of the inner coastal plain of this region of Middlesex County. The district lies roughly in the geographic center of the Township, which is located at the southwestern edge of the county itself.

The district encompasses much of the core of the village of Cranbury, which is relatively isolated from the major 20th-century highways that are located to its west: Route 130 and Interstate 95. The district is roughly bisected into northern and southern sections by Brainerd Lake, an impoundment of Cranbury Brook, which continues to the west. The district is immediately flanked on its southeast and northwest by mid- to late-20th-century residential neighborhoods consisting of detached residences on moderately scaled lots. The area to the west of the district still retains a substantial amount of cultivated farmland, which formerly characterized the cultural landscape context of the district from the 18th to the 20th century before the period of World War II. The area to the east on the far side of Route 130 from the district is characterized by large-scale, generally rectangular-plan corporate, industrial, and commercial buildings. Because of intervening tree growth and distance, however, these buildings are not visible from the district itself.

The Cranbury Historic District itself consists of a collection of relatively small, relatively closely spaced, free-standing buildings oriented to historic roads that represent a mix of residential, commercial, and institutional uses. Main Street corresponds to the geographic spine of the district. It was also the historic connection of the district and the village to points beyond that led to the settlement of Cranbury in the 18th century. This road (Figure 3-1) and, as importantly, its crossing of Cranbury Brook and the suitability of the surrounding area for agriculture, formed the original impetus for settlement and development of Cranbury.

The origins of Cranbury date to the turn of the 18th century and relate to Cranbury's location on the trail and later road between early settlements on the east side of Delaware River such as Gloucester City and Burlington and points further north such as Amboy, as well as the meeting point of roads from New Brunswick, Princeton, and Trenton. Thus, Cranbury was strategically positioned as a propitious location for a way station. Service to and accommodation for travelers would remain one of the key aspects of the village's history well into the 20th century. In this vein, and as early as 1686, Woodbridge resident George Rescarrick sought to establish an inn at Cranbury, and did in fact do so after 1701 (Chambers 2012: Chapter 1).

The development of a residential village followed the establishment of Rescarrick's business. The early settlers who established farmsteads near Cranbury Brook included French Huguenots coming most immediately from Long Island and whose descendants' names such as Bodine, Dey, and Perrine continued to appear on maps well into the 19th century, as well as ethnic Dutch Calvinists. English and Scotch settlers as well as

migrants from areas of New England made up some of the other early residents (Chambers 2012: Chapter 1). Notably, members of these various ethnic groups joined to establish the first house of worship, the Cranbury (First) Presbyterian Church, constructing a building for it on South Main Street in 1740. Ten years later, the congregation established a large “parsonage plantation” for a residence and farm southwest of the church. As in much of New Jersey, enslaved African workers made up a substantial ten percent of the population of the county at mid-century, although the specific number in Cranbury is not known (Chambers 2012: Chapter 1).

In addition to its location along an early road and in an area propitious for farming, the final important factor in the genesis of Cranbury was the exploitation of the water power of the Cranbury Brook by a gristmill first established in the 1730s on the south side of the brook west of what is now Main Street.

Growth of the village is reported to have been slow in the 18th century and early 19th century, achieving approximately 8 buildings close to the mill on what is now South Main Street, with 10 more scattered to the north and south along the road in 1789 (Figure 3-1). By 1810, there were 15 houses concentrated in the village. Those that survive with relatively few later alterations exhibit the relatively small scale and simple volumetric organization and vernacular detail of the relatively modest economic circumstances of the village (Plates 3-1, 3-2). The first purpose-built store was constructed, adjacent to the mill, by 1800, although artisans such as a blacksmith and wheelwrights served travelers from at least the mid-18th century (Wall and Pickersgill 1921 Vol. II: 44; Chambers 2012: Chapter 1).

The relative slowness of the transportation routes that had sparked Cranbury’s 18th-century origins also restricted the market for Cranbury’s farms’ produce early on and thus the growth of the village economy and development. Changes in transportation systems in the form of improved roads, canals, and the advent of the railroad in the first half of the 19th century fueled Cranbury’s expansion as farmers’ ability to access more distant markets grew. In 1834, the town included not only the Presbyterian church and the mill, but also an academy (located south of the church) and 2 tanneries and 3 taverns, as well as between 60 and 80 houses. The town’s first hotel was opened in 1805 (Wall and Pickersgill 1921 Vol. II: 449). By 1845, the number of Presbyterian congregations and schools had doubled. Stage lines and turnpikes served the village, and the construction of the Delaware and Raritan (D&R) Canal and the Camden and Amboy (C&A) Railroad in the 1830s fueled this growth (Chambers 2012: Chapter 2).

The extent of mid-19th-century development is documented by Otley and Keily’s 1850 map of the county (Figure 3-2), which includes a relatively detailed picture of the development of Cranbury by this date. This map indicates that Cranbury Brook had been impounded to form Brainerd Lake by this date. The construction of this dam is reported to have taken place early in the century (Chambers 2012: Chapter 1). The map also shows the creation of Station Road, which connected the village to the C&A railroad depot to the east, as well as considerable development north of Cranbury Brook along North Main Street, and the laying out of what was to be named Scott Avenue and Maplewood

(originally Monroe) Avenue, which had existed in part as the 18th-century road to Amboy. Maplewood was already further connected to North Main Street by Liberty (later Park Place East), and Westminster Place to its north. The number of churches had expanded to three: the Second Presbyterian Church congregation had been established in the northern part of the village, fronting on Westminster Place, as well as a Methodist church on North Main Street.

The remainder of the 19th century and the early 20th century saw the continuation of patterns of development that had been established by 1850: the streets already opened saw continuing construction that was primarily residential beyond Main Street, which remained a mixture of residential and commercial buildings. Generally speaking, and with a few notable exceptions, the scale of construction remained relatively small, although from the mid-19th century, larger residences appeared with the rise of Cranbury's economy. Often, these new houses, as well as other, smaller and earlier buildings that were altered in the period, included a greater amount of architectural ornament and attention to architectural styles and information disseminated on them with growing sources of information from sources such as pattern books. Examples that show this include houses on South Main Street and Station Road (Plates 3-3 – 3-5).

In the next generation in the late 19th and early 20th centuries, the influence of architectural fashion continued to make itself felt, and the relatively simple volumes of the buildings of earlier periods were joined by examples with more complex organization and ornamentation. In the period before the Great Depression, frame construction continued to dominate, with some notable exceptions in, for example, stuccoed Craftsman style dwellings on South Main Street (Plates 3-6 – 3-7).

Another notable pattern in the district in the early 20th century is the popularity of the Colonial Revival in the 1930s. The most notable example of this is the dwelling on the former Stites property at 53 South Main Street that was associated with 18th-century events. The current main house on the lot, however (Plate 3-8) dates to the mid-19th century, but was substantially and handsomely altered to its present Colonial Revival appearance in the 1930s. The refined leaded glass fanlight and sidelights in the main entrance are echoed by similar alterations in a number of properties, including the house at 1 South Main Street (Plate 3-9). Even the First Presbyterian Church building, constructed in 1839, was altered to take on a Colonial Revival appearance through changes to its tower and the addition of multi-light sash (Plate 3-10). Other residences received pedimented door hoods and similar details. Another pattern of the 1930s common throughout the state was the construction of smaller bungalows during the Great Depression and its aftermath

Overall, with few exceptions, the architecture of the Historic District reflects the relatively modest scale of wealth within Cranbury and its agricultural surroundings compared to more affluent, industrial areas of the state, as well as the trajectory of its development from the second quarter of the 18th century to the period of World War II. Before the mid-19th century, the predominant forms of buildings was vernacular in nature, and many buildings that post-date 1850 can be classified this way as well.

Although surviving details provide clues about the age of construction of many buildings, it would be misleading to ascribe a true “style” to many of them, since their owners and builders did not aspire to design statements or fashions, and instead relied on contemporary building conventions. With the rise in availability of architectural publications during the 19th century, buildings increasingly took on details from pattern books that could appropriately be given style names. The trends that began in the 19th century tended to lead to increasingly instances of more complex volumetric organization, but most of Cranbury’s buildings remained relatively simple in plan.

In general, the buildings in Cranbury’s Historic District remain in good to excellent condition. The survival of historic material varies substantially from one building to the next, but integrity within the district survives to a predominant extent.

3.2 Historical Overview of Survey Area

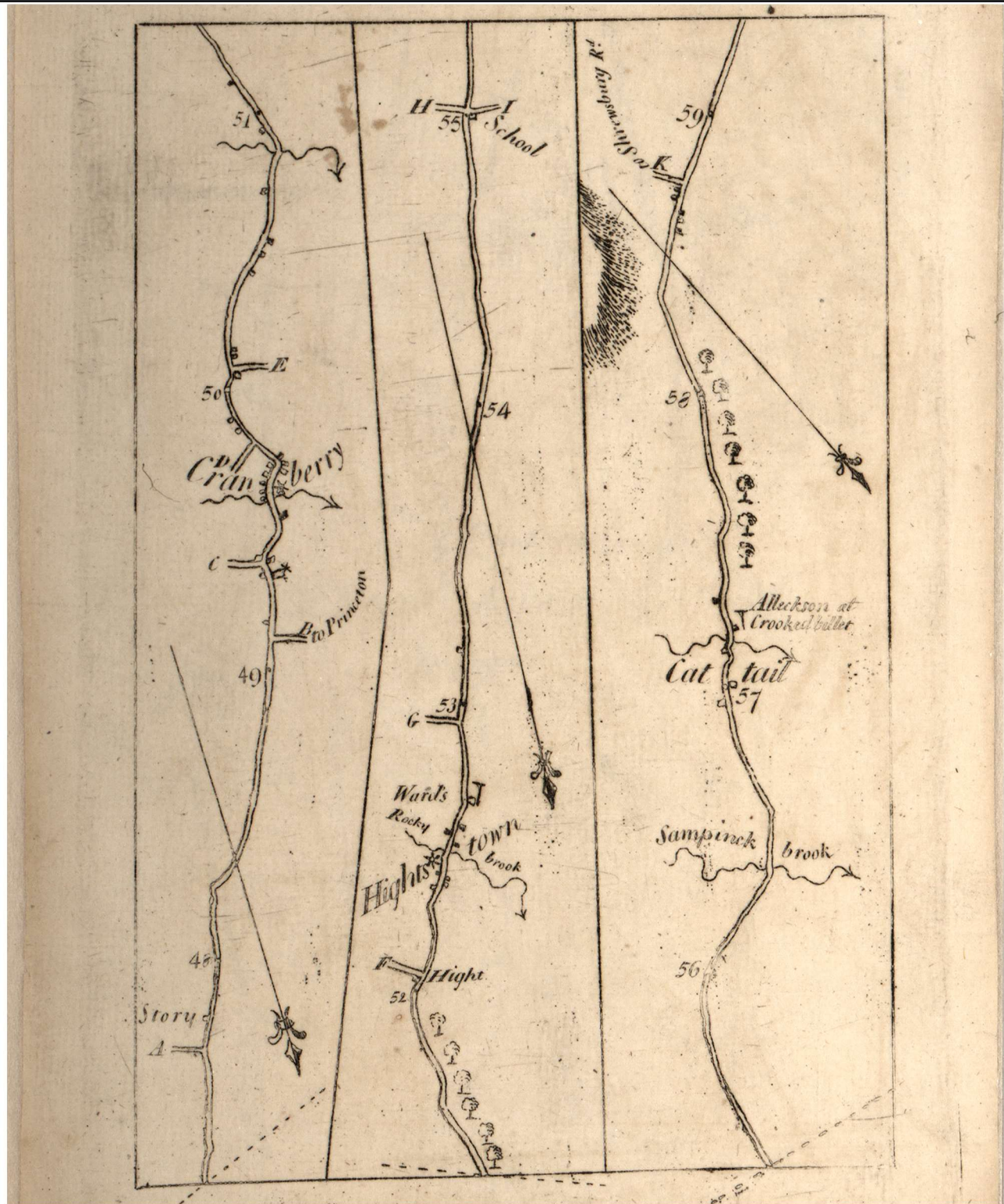
The properties selected for survey for this phase of the project were concentrated in three areas. The first of these is in the southern portion of the Historic District, along South Main Street, Station Road, and Symmes Court, on the south side of Brainerd Lake. The second area was along Scott Avenue and Maplewood Avenue in the northeastern portion of the district. The final group was located in the northeastern portion of the district along Prospect Street.

The portion of the survey area corresponding to South Main Street, Station Road, and Symmes Court represents all of the periods of development in the district. More specifically, as noted above, the area south of Brainerd Lake along South Main Street corresponds to the first village cluster that grew in the 18th century. Today, there are no buildings that are known definitively to have been constructed in this part of the district that maintain their 18th-century appearance without alterations, although many reflect the state that was achieved in the early 19th century (see Plates 1 and 2). This portion of the district also includes the important institutional presence of the First Presbyterian Church, which also dates to the 18th century, although the present building was constructed in 1839 and has had several significant campaigns of alteration subsequently. The most tangible reminder of this early date is the cemetery that backs the main church building. The buildings of South Main Street also reflect the expansion of Cranbury beginning in the second quarter of the 19th century in dwellings and former stores and mixed-use buildings that date to this period on. Of note are a group of houses on the west side of South Main Street below the church building and on Symmes Court that correspond to the subdivision, beginning in the 1890s, of a portion of the former parsonage farm of the church. Notable as well is the parsonage itself at 10 Symmes Court, dating to 1798 with later alterations. The buildings on Station Road reflect the development of this portion of Cranbury after the opening of the C&A depot east of the village in the 1830s. The district and properties surveyed end on the east on Station Road with a substantial Italianate residence at 40 Station Road that represents the relatively greater scale of wealth of Cranbury in the mid-19th century as the development of this important road connecting to the C&A rail line. Along with dwellings constructed on the west side of South Main Street after the subdivision of part of the First Presbyterian Church’s holdings, Symmes

Court on the southwest area of the district represents the final period of development of the district in the construction of a group of foursquare houses and the bungalow at 14 Symmes Court.

The other large concentration of properties surveyed in the present project are located in the northeast portion of the district, of which Maplewood Avenue is the main artery. Although portions of this road existed from the earliest date of the settlement of Cranbury, and the much-altered residence at 46 Maplewood Avenue may include 18th-century fabric, the majority of the development along and near it began in the second quarter of the 19th century after the arrival of enhanced transportation systems spurred growth in the district. Much of the initial development of Maplewood Avenue and adjacent streets took place between 1850 and 1876. Subsequent infill development took place in this area of the district after 1876, but the amount of construction was relatively less than in the third quarter of the 19th century. The 1930s bungalow at 40 Maplewood Avenue represents the end period of the historic development of this survey area. As along South Main Street and Station Road, the residences in this portion of the district represent a mixture of scales, with several dwellings that represent the greater attention to fashion and style, including the handsome Greek Revival house at 10 East Park Place. The only major institutional presence in this section of the survey areas is the Westminster Cemetery, which was formerly associated with the Second Presbyterian Church (no longer extant) that fronted on Westminster Place, and is now part of the First Presbyterian Church's holdings.

The final survey area, in the northwest portion of the district, including three properties on the east side of Prospect Street and the property at 101 Plainsboro Road nearby. The dwelling at 12 Prospect Street, and the one at 101 Plainsboro Road, now substantially altered through several construction campaigns, may represent the earliest period of settlement of this area of Cranbury in the second quarter of the nineteenth century. The other two properties on Prospect Street testify to continuing infill in this part of the village into the period after 1940.



1789 COLLES MAP

Intensive-Level Survey of Historic Resources
Cranbury Historic District
Phase Two, 2018
Cranbury Township, Middlesex County, New Jersey



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

Drawn by: KE

Scale: not to scale

Project No. 061300001

Chk'd by: EC

Date: 9/25/2018

Figure No. 3-1



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

1850 OTLEY, VANDERVEER AND KEILY MAP

Intensive-Level Survey of Historic Resources
Cranbury Historic District
Phase Two, 2018
Cranbury Township, Middlesex County, New Jersey

Source: Otley, Vanderveer and Keily 1850

Drawn by: KE

Scale: 1" = 2280 feet

Project No. 061300001

Chk'd by: MT

Date: 9/18/2018

Figure No. 3-2



Plate 3-1: 43 S. Main Street, looking east.

Photographer: Emily Cooperman
Image No.: DSC_9252.JPG



Plate 3-2: 45 S. Main Street, looking east.

Photographer: Kyle Toth



Plate 3-3: 39 S. Main Street, looking east.

Photographer: Emily Cooperman
Image No.: DSC_9312.JPG



Plate 3-4: 40 Station Road, looking south.

Photographer: Emily Cooperman
Image No.: DSC_9316.JPG



Plate 3-5: 6 Station Road, looking south.

Photographer: Emily Cooperman
Image No.: DSC_9204.JPG



Plate 3-6: 40 S. Main, looking southwest.

Photographer: Emily Cooperman
Image No.: DSC_9242.JPG



Plate 3-7: 52 S. Main, looking northwest.

Photographer: Emily Cooperman
Image No.: DSC_9118.JPG



Plate 3-8: 53 S. Main, looking southeast.

Photographer: Emily Cooperman
Image No.: DSC_9280.JPG



Plate 3-9: 1 S. Main, looking east.

Photographer: Emily Cooperman
Image No.: DSC_9408.JPG



Plate 3-10: First Presbyterian Church, 22 S. Main, looking north.

Photographer: Emily Cooperman
Image No.: DSC_9235.JPG

4.0 **RESULTS**

4.1 **Specific Findings**

Property Substitution

12 Maplewood Avenue was included in the Request for Proposals (see Appendix 1). This property was found not to include a building. In addition, 10 Maplewood Avenue, not included in the RFP, was included in the database supplied by NJDEP-HPO and not 12 Maplewood Avenue. Therefore, 10 Maplewood Avenue was included in this project but not 12 Maplewood Avenue.

Recommendations for Key-Contributing Status in the District

Five (5) properties were assessed as and recommended for key-contributing in the Cranbury Historic District as worthy of individual designation in the National Register of Historic Places. These properties are the following:

- 39 South Main Street
This property was evaluated as “C+” in the 1989 Heritage Studies report: above simply contributing to the district. The authors are of the opinion that the quality of its design merits key contributing status.
- 40 Station Road
This property was evaluated as “C+” in the 1989 Heritage Studies report: above simply contributing to the district. The authors are of the opinion that the quality of its design merits key contributing status.
- First Presbyterian Church of Cranbury – 22 South Main Street
The church building was evaluated as key-contributing to the district in 1989. The authors also recommend this status, but for the property as a whole because of its key role as a historic institution closely associated with, and important in the development and life of Cranbury over time. While it remains a handsome and important building that should not be substantially altered, we are of the opinion that multiple changes to the church, including very late Colonial Revival alterations, depart sufficiently from its 1839 design so that it does not merit key contributing status for its high artistic values on its own. Instead, the authors recommend that the social significance to the history of Cranbury of multiple elements of the property, including the historic cemetery, be considered as the basis of the key contributing status of the property.
- 26 Maplewood Avenue
This property was evaluated as “C+” in the 1989 Heritage Studies report: above simply contributing to the district. The authors are of the opinion that the quality of its design merits key contributing status.
- Cranbury Inn – 21 South Main Street
Although this property has been altered numerous times, its association with the long and important history of hostelry in Cranbury led to authors to recommend the retention of key-contributing status.

Recommendations for Contributing Status in the District

A total of seventy-five (75) properties were assessed as contributing to the Cranbury Historic District.

Of these, two (2) had previously been assessed as **key-contributing**:

- 2 Evans Drive

This property, which was part of the lot of 1 S. Main Street at the time of its construction, was recommended for key-contributing status in 1989 primarily for its “excellent siting.” The authors found that the building, while an appealing example of Colonial Revival style, the design does not rise to the level of individual eligibility for the National Register on this basis; “siting” is not a basis for eligibility in National Register regulations or associated National Park Service guidance. This survey did not find any evidence for outstanding social significance or the association of this property with an important individual. If this evidence exists and could form the basis of National Register eligibility, then key-contributing status may be merited.

- 53 South Main Street – Stites Property

This property was recommended for key-contributing status in 1989 as the site of the 18th-century residence of Hezekiah Stites. The bases of this assessment were the “historical association of the site, the excellent state of preservation, and the excellent details.” The present building, however, dates to the mid-19th century with extensive 1930s Colonial Revival alterations. As such, it does not rise to the level of individual National Register eligibility; neither are “preservation” or “details” appropriate bases for eligibility under the National Register regulations.

The following properties had previously been evaluated as **non-contributing**:

- 24 Maplewood Avenue

It is PS&S’ opinion that this building meets the parameters for contribution to the district based on the content of the National Register Nomination.

- 54 Maplewood Avenue

It is PS&S’ opinion that this building meets the parameters for contribution to the district based on the content of the National Register Nomination.

- 12 Symmes Court

It is PS&S’ opinion that this building meets the parameters for contribution to the

district based on the content of the National Register Nomination.

Recommendations for Non-Contributing Status in the District

- A total of twenty-nine (29) properties were assessed as non-contributing to the Cranbury Historic District.
- Of these, research indicated that eleven (11) had been constructed after the end of the period of significance in 1940.

These properties are:

2 Maplewood Avenue
14 Maplewood Avenue
23 Maplewood Avenue
64 Maplewood Avenue
4 Prospect Street
8 Prospect Street
14 Station Road
20 Station Road
24 Station Road
1 Wesley Place
3 Wesley Place

- The remaining eighteen (18) were found to have lost integrity. These properties are:

27 South Main Street
10 Maplewood Avenue
16 Maplewood Avenue
19 Maplewood Avenue
34 Maplewood Avenue
36-38 Maplewood Avenue
52 Maplewood Avenue
48 Maplewood Avenue
46 Maplewood Avenue
103 Plainsboro-Cranbury Road
12 Prospect Street
12B & C Station Road
11 Station Road
16 Station Road
26 Station Road
28 Station Road
4 Symmes Court
4 Wesley Place

- With respect to properties that have lost integrity and therefore can no longer be considered contributing, PS&S found that the extensive replacement of historic exterior materials and features, and additions to historic buildings that are highly visible from the public right-of-way and distort buildings' historic massing, represent a pattern that has led to the loss of contributing status for multiple properties and threatens the contributing status of others.
- PS&S recommends avoiding approvals for alterations that remove historic exterior materials unless they have deteriorated beyond repair or they are sacrificial materials, such as roof shingles, that are routinely replaced over time. PS&S particularly recommends the avoidance of the replacement of historic window sash, porch elements, and historic clapboard siding unless these elements are unequivocally in a state of material failure. PS&S further recommends avoiding approvals for projects that distort buildings' historic massing or create additions that are visible from the public right-of-way.

Boundary Recommendation

PS&S recommends that the boundary of the Historic District be adjusted to exclude 64 Maplewood Avenue, which does not contribute to the district.

4.2 Data Summary

The following table summarizes the Contributing/Non-Contributing status for each of the 110 individual property surveys prepared and entered into the NJ-HPO database.

Table 1: Recommended Status for Survey Properties

Block	Lot	Property Name	Address	Database ID	Evaluation	Previous Status
18	1	57 South Main Street	57 S Main St	-27392543	Contributing	Same
18	2	55 South Main Street	55 S Main St	1285086891	Contributing	Same
18	3	53 South Main Street	53 S Main St	1653210543	Contributing	Key-contributing
18	4	George Nafee House	49 S Main St	954133711	Contributing	Same
18	5	Henry Perrine House	47 S Main St	-1245315290	Contributing	Same
18	6	45 South Main Street	45 S Main St	-469664345	Contributing	Same
18	7	Mary Groom House	43 S Main St	1271961581	Contributing	Same
18	8	41 South Main Street	41 S Main St	-442386703	Contributing	Same
18	9	39 South Main Street	39 S Main St	2141892840	Key-contributing	Contributing
18	10	4 Station Road	4 Station Rd	1002059713	Contributing	Same
18	11	6 Station Road	6 Station Rd	-1189924114	Contributing	Same
18	12	8-10 Station Road	8-10 Station Rd	1570883543	Contributing	Same
18	13	12B & C Station Road	12 Station Rd	-635474467	Non-contributing	Contributing
18	14	14 Station Road	14 Station Rd	-376467276	Non-contributing	Same
18	15	16 Station Road	16 Station Rd	577617437	Non-contributing	Contributing

Block	Lot	Property Name	Address	Database ID	Evaluation	Previous Status
18	16	18 Station Road	18 Station Rd	-167842326	Contributing	Same
18	17	20 Station Road	20 Station Rd	368082527	Non-contributing	Unknown
18	18	24 Station Road	24 Station Rd	-52779629	Non-contributing	Unknown
18	19	26 Station Road	26 Station Rd	1551105995	Non-contributing	Contributing
18	38	40 Station Road	40 Station Rd	-1232087538	Key-contributing	Contributing
18	39	28 Station Road	28 Station Rd	1109954109	Non-contributing	Contributing
21	18	Old Potoato Farmhouse	1-3 Cranbury Neck Rd	-542555950	Contributing	Same
23	73	Gristmiller's House	6 S Main St	-1287772251	Contributing	Same
23	74	10 South Main Street	10 S Main St	-909429246	Contributing	Same
23	75	Wm. Schanck House	12 S Main St	29248091	Contributing	Same
23	76	Tyler Conover House	14 S Main St	-859046257	Contributing	Same
23	77	16 South Main Street	16 S Main St	1726261600	Contributing	Same
23	78	Joseph Carson House	18 S Main St	51326606	Contributing	Same
23	79	First Presbyterian Church of Cranbury	22 S Main St	-1963015433	Key-contributing	Same
23	80	38 South Main Street	38 S Main St	1733865982	Contributing	Same
23	81	40 South Main Street	40 S Main St	1528727724	Contributing	Same
23	82	42 South Main Street	42 S Main St	1655490064	Contributing	Same
23	83	James Clark House	44 S Main St	-1341125085	Contributing	Same
23	85	46 South Main Street	46 S Main St	-1348647935	Contributing	Same
23	86	2 Symmes Court	2 Symmes Ct	1632144952	Contributing	Same
23	87	4 Symmes Court	4 Symmes Ct	-1081651239	Non-contributing	Contributing
23	88	6 Symmes Court	6 Symmes Ct	2034626088	Contributing	Same
23	89	8 Symmes Court	8 Symmes Ct	-415052535	Contributing	Same
23	90	10 Symmes Court	10 Symmes Ct	-2144067434	Contributing	Same
23	91	12 Symmes Court	12 Symmes Ct	-1330537884	Contributing	Unknown
23	92	14 Symmes Court	14 Symmes Ct	1156447125	Contributing	Same
28	13	4 Prospect Street	4 Prospect St	-515457011	Non-contributing	Same
28	14	12 Prospect Street	12 Prospect St	1281092485	Non-contributing	Contributing
28	18.01	103 Plainsboro-Cranbury Road	101 Plainsboro Rd	2015669783	Non-contributing	Contributing
28	19	8 Prospect Street	8 Prospect St	-873438352	Non-contributing	Same
29	11	Westminster Cemetery of Cranbury	Maplewood Ave	2092052332	Contributing	Unknown
30	4.01	3 Wesley Place	3 Wesley Pl	1426117632	Non-contributing	Unknown
30	6	1 Wesley Place	1 Wesley Pl	-2006048923	Non-contributing	Unknown
31	7	4 Wesley Place	4 Wesley Pl	-1097119961	Non-contributing	Unknown
32	15	5 Maplewood Avenue	5 Maplewood Ave	-1620386989	Contributing	Same
32	16	7 Maplewood Avenue	7 Maplewood Ave	1899385827	Contributing	Same
32	17	11 Maplewood Avenue	11 Maplewood Ave	-1619169355	Contributing	Unknown
32	18	19 Maplewood Avenue	19 Maplewood Ave	1849676786	Non-contributing	Contributing
32	19	21 Maplewood Avenue	21 Maplewood Ave	2082712971	Contributing	Same
32	20	23 Maplewood Avenue	23 Maplewood Ave	1588523513	Non-contributing	Unknown
32	21	George Barclay House	10 Park Pl E	604320059	Contributing	Same
32	23	6 Park Place	6 Park Pl E	862338758	Contributing	Same
32	26	Old American Hotel	1-5 Scott Ave	2054872538	Contributing	Same
33	3	64 Maplewood Avenue	64 Maplewood Ave	1027994556	Non-contributing	Unknown
33	4	62 Maplewood Avenue	62 Maplewood Ave	-1386128706	Contributing	Same
33	5	60 Maplewood Avenue	60 Maplewood Ave	-453125586	Contributing	Same

Block	Lot	Property Name	Address	Database ID	Evaluation	Previous Status
33	6	56 Maplewood Avenue	56 Maplewood Ave	829667208	Contributing	Same
33	7	54 Maplewood Avenue	54 Maplewood Ave	-499420439	Contributing	Non-contributing
33	8	52 Maplewood Avenue	52 Maplewood Ave	-778982127	Non-contributing	Contributing
33	9	50 Maplewood Avenue	50 Maplewood Ave	1599093028	Non-contributing	Contributing
33	10	48 Maplewood Avenue	48 Maplewood Ave	451971318	Non-contributing	Contributing
33	11	46 Maplewood Avenue	46 Maplewood Ave	-959113409	Non-contributing	Contributing
33	12	44 Maplewood Avenue	44 Maplewood Ave	-676112339	Contributing	Same
33	14	40 Maplewood Avenue	40 Maplewood Ave	1704674316	Contributing	Same
33	16	36-38 Maplewood Avenue	36-38 Maplewood Ave	1797498727	Non-contributing	Same
33	17	34 Maplewood Avenue	34 Maplewood Ave	1862905438	Non-contributing	Same
33	18	32 Maplewood Avenue	32 Maplewood Ave	2027690631	Contributing	Same
33	19	26 Maplewood Avenue	26 Maplewood Ave	-1930636860	Key-contributing	Contributing
33	20	24 Maplewood Avenue	24 Maplewood Ave	167896162	Contributing	Unknown
33	21	22 Maplewood Avenue	22 Maplewood Ave	2068236403	Contributing	Same
33	22	20 Maplewood Avenue	20 Maplewood Ave	2112981193	Contributing	Same
33	23	18 Maplewood Avenue	18 Maplewood Ave	791400122	Contributing	Same
33	24	16 Maplewood Avenue	16 Maplewood Ave	370542619	Non-contributing	Contributing
33	25	14 Maplewood Avenue	14 Maplewood Ave	1768973141	Non-contributing	Same
33	27	10 Maplewood Avenue	10 Maplewood Ave	-114872730	Contributing	Unknown
33	28	8 Maplewood Avenue	8 Maplewood Ave	454216687	Contributing	Same
33	30	6 Maplewood Avenue	6 Maplewood Ave	-697720150	Contributing	Same
33	31	4 Maplewood Avenue	4 Maplewood Ave	-828826183	Contributing	Same
33	32	2 Maplewood Avenue	2 Maplewood Ave	1927180166	Non-contributing	Same
33	33	6 Scott Avenue	6 Scott Ave	854487731	Contributing	Unknown
33	34	4 Scott Avenue	4 Scott Ave	-1665729672	Contributing	Same
33	35	2 Scott Avenue	2 Scott Ave	2014839833	Contributing	Same
33	39	William Hillyer House	1 S Main St	1549302042	Contributing	Same
33	40	2 Evans Drive	2 Evans Dr	1827122880	Contributing	Key-contributing
33	67	30 Maplewood Avenue	30 Maplewood Ave	2090147736	Contributing	Unknown
35	1.01	Ander Van Kirk House	5 S Main St	-1949285694	Contributing	Same
35	3	7-9 South Main Street	9 S Main St	910594820	Contributing	Same
35	4	11 South Main Street	11 S Main St	655816565	Contributing	Same
35	5	13 South Main Street	13 S Main St	-711156334	Contributing	Same
35	6	Elizabeth Johnson House	15-17 S Main St	697934166	Contributing	Same
35	7.01	Cranbury Inn	21 S Main St	2121572383	Key-contributing	Same
35	8	25 South Main Street	25 S Main St	-1357119628	Contributing	Same
35	9	27 South Main Street	27 S Main St	991408148	Non-contributing	Contributing
35	10	29 South Main Street	29 S Main St	-773382052	Contributing	Same
35	11	33 South Main Street	33 S Main St	-967757615	Contributing	Unknown
35	12	35 South Main Street	35 S Main St	-1460589352	Contributing	Same
35	13	3 Station Road	3 Station Rd	-75689749	Contributing	Same
35	14	9 Station Road	9 Station Rd	1978604368	Contributing	Same
35	15	11 Station Road	11 Station Rd	-1058185731	Non-contributing	Contributing
35	16	15 Station Road	15 Station Rd	2053821306	Contributing	Unknown
38	1	50 South Main Street	50 S Main St	-776254772	Contributing	Unknown
38	2	52 South Main Street	52 S Main St	-1440934094	Contributing	Same
38	3	54 South Main Street	54 S Main St	-1405390774	Contributing	Same

Block	Lot	Property Name	Address	Database ID	Evaluation	Previous Status
38	4	11 Symmes Court	11 Symmes Ct	-841664253	Contributing	Unknown
38	5	7 Symmes Court	7 Symmes Ct	-194316516	Contributing	Unknown

5.0 **BIBLIOGRAPHY**

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APPENDIX 1

Request for Proposals (RFP)

Township of Cranbury
Middlesex County
New Jersey

REQUEST FOR PROPOSAL
FOR
ARCHITECTURAL HISTORIAN

Bid Opening:
April 19, 2018
10:00AM

Town Hall
23A North Main Street
Cranbury, NJ
Middlesex County

TOWNSHIP OF CRANBURY

PUBLIC NOTICE FOR THE REQUEST FOR PROPOSALS FOR

ARCHITECTURAL HISTORIAN

The Township of Cranbury, Middlesex County Historic Preservation Commission, in accordance with 2017 CLG Grant (HE18-001) application, is seeking the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualifications Standards. The proposal package can be obtained at the Clerk's Office, Township of Cranbury Municipal Building, 23A North Main Street, Cranbury, New Jersey 08512 during regular business hours, 8:00AM to 4:00PM, Monday through Friday, excluding holidays. Proposals must be clearly marked with the Title of project, name and address of party submitting, to the above mentioned address. Submission date and time is Thursday

April 19, 2018 at 10 am prevailing time. No proposals received after this date and time will be accepted. Six copies of your proposal will be necessary. Submitters are required to comply with the Affirmative Action requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq., and have a New Jersey Business Registration Certificate

Erin Lysy
Purchasing Agent QPA

Township of Cranbury

Scope of Services

The Scope of Services for this agreement incorporates the Grantee's proposal, as approved by the Department (Attachment D-2); and any project requirements delineated in Attachment D-1 – Project Requirements; and any modifications, amendments, and additions thereto. In case of conflict among the provisions of Attachments D, D-1, and D-2, the order of priority shall be: (1) Attachment D-1 – Project Requirements, (2) Attachment D – Scope of Services, (3) Attachment D-2 – Grantee's Proposal. This Attachment D comprises 2 pages, including this page.

The Grantee shall employ at a minimum the services of an Architectural Historian qualified in accordance with the National Park Service Professional Qualifications Standards, to produce an intensive-level survey of approximately 109 properties within the Cranbury Historic District. This survey will constitute the second half of a two-phase effort to survey all 218 properties within the historic district. Surveyed resources will be documented individually in order to determine their status within the larger historic district. The survey shall be undertaken by the professional consultant with active participation and assistance by the Cranbury Historic Preservation Commission.

Information generated from this intensive-level Architectural Survey will enable the Township of Cranbury's Planning Board, Zoning Board of Adjustment, and Historic Preservation Commission to make informed land use decisions in accordance with the Municipal Master Plan, local ordinances, and the Municipal Land Use Law. It will also assist the Cranbury Historic Preservation Commission in making reasonable, consistent, and justifiable decisions.

The survey must be conducted in accordance with the New Jersey State Historic Preservation Office's Guidelines for Architectural Survey (Guidelines). The survey data will be gathered using a database application provided by the HPO, and mapping will be based on GIS data. Before beginning any project-related work, the HPO staff shall meet with Grantee's consultant and provide the consultant with the appropriate database/GIS material and related training as needed. The results of the survey shall be compiled in a report that presents intensive-level research, eligibility findings, and summarizes the overall survey effort.

The following products will be created as part of the survey effort:

I. Intensive-level Survey Documentation

The Township of Cranbury shall conduct an Intensive-level Architectural Survey consisting of the following:

A. Survey Forms

1. Preparation of HPO-approved forms for approximately 109 properties. All forms must be submitted via both electronic and hard copy. The electronic copy must be submitted as a Microsoft Access database as provided by the HPO. The hard copy inventory forms will be generated from the database.
2. "The Description" field of each property's survey form shall, at a minimum, include a date of construction, architectural description, list of character-defining features, and summary of the property's history and development.
3. Preparation of attachments and eligibility worksheets for those properties identified as potentially individually eligible.
4. Assessment of "key-contributing" (i.e. individually eligible), "contributing" and "non-contributing" status for all properties surveyed as part of historic district(s).

B. Photography

1. Survey photography shall include at least one digital color photograph of the entire principal elevation or view for every historic property in the intensive-level survey (this photograph will appear on the Base Survey Form for the subject property).
2. Additional photographs, which clearly contribute to an understanding of the property's significance, are strongly recommended. These photographs shall appear on continuation sheets following the survey form for the subject property.
3. Survey photographs shall be submitted as color digital images in JPEG format with a minimum pixel array of 1200 by 1800 (approximately 4" by 6" at 300dpi).
4. The Township of Cranbury Historic Preservation Commission is available to help photograph the structures. Camera supplied by consultant.

C. GIS Mapping

1. GIS mapping must be based on existing digital parcel maps, or an HPO approved alternate, such as Global Positioning System (GPS) data.
2. Digital submissions must include separate ArcView shapefiles in the data structure provided by the HPO.
 - a. Historic District boundaries (polygons). Where the Historic District boundary coincides with a municipal boundary, the Historic District boundary must overlay the municipal boundary exactly.
 - b. Property locations (points).
3. Geospatial metadata sufficient to satisfy the metadata reporting requirements of the NJ Department of Environmental Protection Mapping and Digital Data Standards (2013) available online at http://www.nj.gov/dep/gis/assets/NJDEP_GIS_Spatial_Data_Standards_2013.pdf
4. All digital data shall be submitted on CD-ROM in the formats referenced above.
5. The GIS data shall serve as the basis for creating the 2" x 3" location map for each surveyed property. The location map shall be saved as a digital image in JPEG format that will be included on the hard copy survey forms.

II. Intensive-Level Survey Report

The Grantee shall prepare an intensive-level report in accordance with Section 3.5 of the Guidelines for Architectural Survey. The report will be comprised of at least 30 pages of typewritten text (12-point font in a single spaced format), not including survey forms, maps, photographs and illustrations. The final report must be submitted to the Township of Cranbury and the HPO in electronic and hard copy. The electronic copy must be submitted on CD-ROM as a Microsoft Word document and PDF.

Deliverables:

For purposes of this Grant Agreement, the Grantee shall produce two (2) hard copies of all survey products defined above. The HPO will receive one (1) complete hard copy set of the completed survey products and one electronic copy in accordance with the grant schedule below. The Grantee will retain one (1) complete hard copy of the survey products for local use.

Schedule:

February 2018: Grant agreement will be fully executed by all involved parties

March/April 2018: Grantee shall send a Request for Proposals (RFP) to solicit quotes from qualified consultants. HPO must review and approve the RFP prior to the grantee entering into a contract.

April 2018: Grantee shall award a contract to a qualified professional or firm to perform the work detailed in the scope of services and shall submit the subcontractor certification form to the HPO. The selected consultant shall meet with the HPO prior to the commencement of the project-related work to obtain the appropriate database/GIS material.

July 2018: Grantee shall submit draft product, a draft report, and/or an Interim Expenditure Report and request for reimbursement, if applicable.

September 15, 2018: All reimbursable project-related work must be completed.

October 15, 2018: Grantee shall submit all project deliverables along with a Final Expenditure Report and a Final reimbursement Request.

BUDGET WORKSHEET

BUDGET CATEGORIES	DESCRIPTION	TASK COST	TOTAL COST
Consultant Services:			
Consultant Type			
Task 1	Project Administration, communication, meetings (20hrs.)	\$1,535.00	\$1,535.00
Task 2	Survey/Photo 109 resources (34hrs.)	2,007.00	\$2,007.00
Task 3	Prepare 109 Survey Reports (text,photos) (189 hrs.)	11,355.00	\$11,355.00
Task 4	Amend GIS Mapping (8hrs.)	554.00	\$554.00
Task 5	Prepare Project Report to NJHPO standards, research (129hrs.)	8,522.00	\$8,522.00
	Sub-Total		\$23,973.00
Consultant Type			
Task 1			
Task 2			
Task 3			
Task 4			
Task 5			
	Sub-Total		0.00
Consultant Type			
Task 1			
Task 2			
Task 3			
Task 4			
Task 5			
	Sub-Total		0.00
Administrative Costs:			
Legal Notices			
Printing			
Copying			
Photo Processing			
Other	Administrative tasks	1,026.00	\$1,026.00
TOTAL GRANT REQUEST			\$24,999.00

Township of Cranbury
Phase 2

54	35	South Main Street	35	12
55	3	Station Road	35	13
56	9	Station Road	35	14
57	11	Station Road	35	15
58	15	Station Road	35	16
59	50	South Main Street	38	1
60	52	South Main Street	38	2
61	54	South Main Street	38	3
62	11	Symmes Court	38	4
63	7	Symmes Court	38	5
64	4	Prospect Street	28	13
65	12	Prospect Street	28	14
66	101	Plainsboro Road	28	18.01
67	8	Prospect Street	28	19
68		Westminster Cemetery Maplev	29	11
69	3	Wesley Place	30	4.01
70	1	Wesley Place	30	6
71	3	Wesley Place	31	7
72	5	Maplewood Avenue	32	15
73	7	Maplewood Avenue	32	16
74	11	Maplewood Avenue	32	17
75	19	Maplewood Avenue	32	18
76	21	Maplewood Avenue	32	19
77	23	Maplewood Avenue	32	20
78	10	Park Place	32	21
79	6	Park Place	32	23
80	1,3,5	Scott Avenue	32	26
81	64	Maplewood Avenue	33	3
82	62	Maplewood Avenue	33	4
83	60	Maplewood Avenue	33	5
84	56	Maplewood Avenue	33	6
85	54	Maplewood Avenue	33	7
86	52	Maplewood Avenue	33	8
87	50	Maplewood Avenue	33	9
88	48	Maplewood Avenue	33	10
89	46	Maplewood Avenue	33	11
90	44	Maplewood Avenue	33	12
91	40	Maplewood Avenue	33	14
92	38	Maplewood Avenue	33	16
93	34	Maplewood Avenue	33	17
94	32	Maplewood Avenue	33	18
95	26	Maplewood Avenue	33	19
96	24	Maplewood Avenue	33	20
97	22	Maplewood Avenue	33	21
98	20	Maplewood Avenue	33	22
99	18	Maplewood Avenue	33	23
100	16	Maplewood Avenue	33	24
101	14	Maplewood Avenue	33	25
102	12	Maplewood Avenue	33	26
103	8	Maplewood Avenue	33	28
104	6	Maplewood Avenue	33	30
105	4	Maplewood Avenue	33	31
106	2	Maplewood Avenue	33	32

Township of Cranbury
Phase 2

1	57	South Main Street	18	1
2	55	South Main Street	18	2
3	53	South Main Street	18	3
4	49	South Main Street	18	4
5	47	South Main Street	18	5
6	45	South Main Street	18	6
7	43	South Main Street	18	7
8	41	South Main Street	18	8
9	39	South Main Street	18	9
10	4	Station Road	18	10
11	6	Station Road	18	11
12	8 & 10	Station Road	18	12
13	12	Station Road	18	13
14	14	Station Road	18	14
15	16	Station Road	18	15
16	18	Station Road	18	16
17	20	Station Road	18	17
18	24	Station Road	18	18
19	26	Station Road	18	19
20	40	Station Road	18	38
21	28	Station Road	18	39
22	1	Cranbury Neck Road	21	18
23	6	South Main Street	23	73
24	10	South Main Street	23	74
25	12	South Main Street	23	75
26	14	South Main Street	23	76
27	16	South Main Street	23	77
28	18	South Main Street	23	78
29	22	South Main Street	23	79
30	38	South Main Street	23	80
31	40	South Main Street	23	81
32	42	South Main Street	23	82
33	44	South Main Street	23	83
34	46	South Main Street	23	85
35	2	Symmes Court	23	86
36	4	Symmes Court	23	87
37	6	Symmes Court	23	88
38	8	Symmes Court	23	89
39	10	Symmes Court	23	90
40	12	Symmes Court	23	91
41	14	Symmes Court	23	92
42	1	South Main Street	33	39
43	2	Evans Drive	33	40
44	5	South Main Street	35	1.01
45	9	South Main Street	35	3
46	11	South Main Street	35	4
47	13	South Main Street	35	5
48	15, 17	South Main Street	35	6
49	21	South Main Street	35	7.01
50	25	South Main Street	35	8
51	27	South Main Street	35	9
52	29	South Main Street	35	10
53	33	South Main Street	35	11

Township of Cranbury
Phase 2

107	6	Scott Avenue	33	33
108	4	Scott Avenue	33	34
109	2	Scott Avenue	33	35
110	30	Maplewood Avenue	33	67

PROPOSAL

TO THE TOWNSHIP COMMITTEE, TOWNSHIP OF CRANBURY, NEW JERSEY

Dear Committee Member:

In accordance with and subject to all stipulations, conditions, requirements, and instructions to bidder, specifications so far as they relate to this proposal are made part of it, submit a bid of:

Amount of: _____

Company Name: _____

Address: _____

Date: _____

Phone: _____

Email: _____

By: _____

(Signature and Title of Officer of Company authorized to execute a contract)

PROPOSAL TO BE SUBMITTED IN DUPLICATE

ATTENTION ALL PROFESSIONAL SERVICE ENTITIES

On June 29, 2004, Governor McGreevey signed P.L. 2004, c.57, Business Registration of Contractors with Government Agencies, into law. Effective September 1, 2004, all business organizations that do business with a local contracting agency (i.e. Township of Cranbury) are required to be registered with the State of New Jersey, Department of Treasury, Division of Revenue, and provide proof of that registration to the contracting agency before the contracting agency may enter into a contract with the business.

A "Business Organization" means an individual, partnership, association, joint stock company, trust, corporation or other legal business entity or successor thereof.

The law provides that: Bidders are not required to submit a copy of the Business Registration Certificate issued by the NJ Department of Treasury, Division of Revenue with the RFP, however it must be submitted prior to award of any contract and must have been in effect at the time of the bid opening. This law covers construction as well as non-construction submissions.

Further information may be obtained by visiting the following web site at the State of New Jersey: www.nj.gov/treasury/revenue/busregcert.htm

Goods & Services Contracts (including purchase orders):

N.J.S.A. 52:32-44 imposes the following requirements on contractors and all subcontractors that **knowingly** provide goods or perform services for a contractor fulfilling this contract:

- 1) The contractor shall provide written notice to its subcontractors and suppliers to submit proof of business registration to the contractor;
- 2) Prior to receipt of final payment from a contracting agency, a contractor must submit to the contracting agency an accurate list of all subcontractors or attest that none were used;
- 3) During the term of this contract, the contractor and its affiliates shall collect and remit, and shall notify all subcontractors and their affiliates, that they must collect and remit to the Director, New Jersey Division of Taxation, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into this State.

A contractor, subcontractor or supplier who fails to provide proof of business registration or provides false business registration information shall be liable to a penalty of \$25 for each day of violation, not to exceed \$50,000 for each business registration not properly provided or maintained under a contract with a contracting agency.

P.L. 1999 Chapter 238. The Public Works Contractor Registration Act specifies that no contractor or subcontractor shall bid on or engage in any contract (or part thereof) for public work which is subject to the provisions of the "New Jersey Prevailing Wage Act", P.L. 1963 C. 150 (c. 34:11-56.25 et seq.) for the construction, reconstruction, demolition, alteration, repair, or maintenance of a public building regularly open to and used by the general public or public institution, and includes any subcontractor or lower tier subcontractor of a contractor unless they are registered with the Commissioner of Labor.

NON-COLLUSION AFFIDAVIT

State of New Jersey }
County of _____} SS:

I, _____ residing in _____
(name of affiant) (name of municipality)

in the County of _____ and State of _____ being
of full age, being duly sworn according to law on my oath depose and say that:

I am _____ of the firm of _____
(title or position) (name of bidder/firm)

the bidder making this Proposal for the bid entitled _____,
(title of bid)

and that I executed the said proposal with full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the Township of Cranbury relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by _____.

(name of bidder/firm)

Signature of Affiant

Print Name and Title of Affiant

Signed and Sworn before me on:

The _____, day of _____, 20____

Signature, Notary Public of the State of New Jersey

Print Name, Notary Public of the State of New Jersey

State of New Jersey
Township of Cranbury
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN

Solicitation Number: _____ Bidder/Offoror: _____

Pursuant to Public Law 2012, c.25, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that the person or entity, or one of the person or entity's parents, subsidiaries, is not identified on a list created and maintained by the Department of the Treasury as a person or entity engaging in investment activities in Iran. The Chapter 25 list can be found at <http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Bidders must review this list prior to completing the below certification. Failure to complete the certification will render a bidder's proposal non-responsive. If the director finds a person or entity to be in violation of the principles which are the subject of the law, s/he shall take action as may be appropriate and provide by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the person or entity.

I certify, pursuant to Public Law 2012, c.25, that the person or entity listed above for which I am authorized to bid/renew:

☐ **is not** providing goods or services of \$20,000,000 or more in the energy sector of Iran, including a person or entity that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran,

OR

☐ **is not** a financial institution that extends \$20,000,000 or more in credit to another person or entity, for 45 days or more, if that person or entity will use the credit to provide goods or services in the energy sector in Iran

In the event that a person or entity is unable to make the above certification because it or one of its parents, subsidiaries, or affiliates has engaged in the above-referenced activities, a detailed, accurate and precise description of the activities must be provided in part 2 below to the Division of Purchase and Property under penalty of perjury. Failure to provide such will result in the proposal being rendered as non-responsive and appropriate penalties, fines and/or sanctions will be assessed as provided by law.

PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN

You must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outline above by completing the boxes below

Name: _____ Relationship to Bidder/Offoror: _____
Description of Activities: _____

Duration of Engagement _____ Anticipated Cessation Date _____
Bidder/Offoror Contact Name _____ Contact Phone Number _____

Certification: I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments thereto to the best of my knowledge are true and company. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity. I acknowledge that the State of New Jersey and Cranbury Township is relying on the information contained herein and thereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the State to notify the State in writing of any changes to the answers of information contained herein. I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement(s) with the State of New Jersey and Cranbury Township and that the State at its option may declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print): _____ Signature: _____

Title: _____ Date: _____

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)
N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

Letter of Federal Affirmative Action Plan Approval

Certificate of Employee Information Report

Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance)

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Purchase & Property, CCAU, EEO Monitoring Program for conducting a compliance investigation pursuant to N.J.A.C. 17:27-1.1 et seq.

Signature _____

Name _____

Title _____

STATEMENT OF OWNERSHIP
(OWNERSHIP DISCLOSURE CERTIFICATION)
N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

**This Statement Shall Be Included with
All Bid and Proposal Submissions**

Name of Business: _____

Address of Business: _____

Name of person completing this form: _____

N.J.S.A. 52:25-24.2:

"No corporation, partnership, or limited liability company shall be awarded any contract nor shall any agreement be entered into for the performance of any work or the furnishing of any materials or supplies, unless prior to the receipt of the bid or proposal, or accompanying the bid or proposal of said corporation, said partnership, or said limited liability company there is submitted a statement setting forth the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be.

If one or more such stockholder or partner or member is itself a corporation or partnership or limited liability company, the stockholders holding 10 percent or more of that corporation's stock, or the individual partners owning 10 percent or greater interest in that partnership, or the members owning 10 percent or greater interest in that limited liability company, as the case may be, shall also be listed. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member, exceeding the 10 percent ownership criteria established in this act, has been listed.

To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

The Attorney General has advised that the provisions of N.J.S.A. 52:25-24.2, which refer to corporations and partnerships apply to limited partnerships, limited liability partnerships, and Subchapter S corporations.

This Ownership Disclosure Certification form shall be completed, signed and notarized.

Failure of the bidder/proposer to submit the required information is cause for automatic rejection of the bid or proposal

Part I

Check the box that represents the type of business organization:

- ☐ Sole Proprietorship (skip Parts II and III, sign and notarize at the end)
- ☐ Non-Profit Corporation (skip Parts II and III, sign and notarize at the end)
- ☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership
- ☐ Limited Liability Company
- ☐ For-profit Corporation (including Subchapters C and S or Professional Corporation)
- ☐ Other (be specific): _____

Part II

- ☐ I certify that the list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be.

OR

- ☐ I certify that no one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or that no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be.

Sign and notarize the form below, and, if necessary, complete the list below.

(Please attach additional sheets if more space is needed):

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Part III - Any Direct or Indirect Parent Entity Which is Publicly Traded:

"To comply with this section, a bidder with any direct or indirect parent entity which is publicly traded may submit the name and address of each publicly traded entity and the name and address of each person that holds a 10 percent or greater beneficial interest in the publicly traded entity as of the last annual filing with the federal Securities and Exchange Commission or the foreign equivalent, and, if there is any person that holds a 10 percent or greater beneficial interest, also shall submit links to the websites containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent and the relevant page numbers of the filings that contain the information on each person that holds a 10 percent or greater beneficial interest."

☐ Pages attached with name and address of each publicly traded entity as well as the name and address of each person that holds a 10 percent or greater beneficial interest.

OR

☐ Submit here the links to the Websites (URLs) containing the last annual filings with the federal Securities and Exchange Commission or the foreign equivalent.

AND

☐ Submit here the relevant page numbers of the filings containing the information on each person holding a 10 percent or greater beneficial interest.

Subscribed and sworn before me this ____ day of _____, 2____.

(Notary Public)

My Commission expires:

(Affiant)

(Print name of affiant and title if applicable)

(Corporate Seal if a Corporation)

AFFIRMATIVE ACTION COMPLIANCE NOTICE
N.J.S.A. 10:5-31 and N.J.A.C. 17:27

GOODS AND SERVICES CONTRACTS
(INCLUDING PROFESSIONAL SERVICES)

This form is a summary of the successful bidder's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

The successful bidder shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

(a) A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

(b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

(c) A photocopy of an Employee Information Report (Form AA302) electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj.us/treasury/contract_compliance in accordance with N.J.A.C. 17:27-4.

The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27 and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her bid shall be rejected as non-responsive if said contractor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.

COMPANY: _____ SIGNATURE: _____

PRINT NAME: _____ TITLE: _____

DATE: _____

NOTE:

NO CONTRACT CAN BE AWARDED WITHOUT THE SUBMISSION OF ONE OF THE ABOVE ITEMS FOR PROOF OF AFFIRMATIVE ACTION PLAN, COMPLETED AND SUBMITTED TO THE DEPARTMENT OF PURCHASING.

A CONTRACTOR'S BID MUST BE REJECTED AS NON-RESPONSIVE IF A CONTRACTOR FAILS TO COMPLY WITH REQUIREMENTS OF P.L. 1975, C. 127, WITHIN THE TIME FRAME.

**Township of Cranbury, Middlesex County
DOCUMENT CHECKLIST**

Required by owner	Submission Requirement	Initial each required entry and if required submit the item
X	Stockholder Disclosure Certification	
X	Non-Collusion Affidavit	
X	Bid Proposal Form	
X	References	
☐	Status of Present Contracts	
☐	Equipment Certification	
☐	Bid Guarantee (with Power of Attorney for full amount of <i>Bid</i> Bond)	
☐	Public Works Contractor Certificate	
☐	Consent of Surety (with Power of Attorney for full amount of Bid Price)	
X	Mandatory Affirmative Action Language	
☐	Prevailing Wage	
☐	Americans with Disabilities Act of 1990 Language	
X	Proof of Business Registration	
X	Disclosure of Investment Activities in Iran	

APPENDIX 2

Investigator Qualifications



Emily T. Cooperman, MS, PhD

Senior Architectural Historian

Cultural Resources

Education

University of Pennsylvania;
M.S., Historic Preservation;
P.D., History of Art

Amherst College; B.A.,
French & English

Credentials

36 CFR 61 Federally
Qualified Principal
Investigator for Architectural
History

Affiliations

Philadelphia Historical
Commission, Commissioner
and Historian Chair

Philadelphia Chapter,
DOCOMOMO, Member,
Board of Directors

Chestnut Hill Historical
Society, Philadelphia,
Member, Board of Directors

Dr. Cooperman joined PS&S in 2017 after working closely with the firm as a subcontractor in the capacity of Principal Investigator for Architectural History. Dr. Cooperman has authored multiple successful National Register and National Historic Landmark Nominations for renowned American modern buildings, as well as specialized studies to record and preserve mid-century modern landmarks. Her NHL projects include the first such designation for a project by the internationally significant architect Louis I. Kahn. The unusual combination of the depth of her scholarly training and extensive experience allows Dr. Cooperman to work effectively and efficiently in surveys of resources of a broad range of dates, types, and geographic locations. She substantially exceeds the federal standards for architectural history. Dr. Cooperman's experience includes all phases of cultural resource management regulation compliance, from due diligence studies to mitigation efforts and expert testimony. The quality of her work has garnered excellent working relationships with regulators in multiple states. Among other experience, Dr. Cooperman previously served as the Director of Research for the Architectural Archives of the University of Pennsylvania.

Relevant Experience

University of Pennsylvania, Alfred Newton Richards Medical Research and Goddard Laboratories Buildings – Philadelphia, PA*: Historic Preservation Consulting, Landscape Masterplan, Olin Partners. Preparation of successful National Historic Landmark Nomination. First National Historic Landmark for a project by internationally significant architect Louis I. Kahn.

General Motors Technical Center – Warren, MI*: Project historian and principal author for National Historic Landmark Nomination for Eero Saarinen/Thomas Church post-World War II corporate campus, with Preservation Design Partners, for Michigan State Historic Preservation Office. This nomination addressed the site as establishing Saarinen's international reputation independent of his father, and his working method with key collaborators, including this corporate client.

Beth Shalom Synagogue – Elkins Park, PA*: Grant application author and project manager, Constructability Logistics and Magnitude Budget, Synagogue Glazed roof, funded by the Heritage Philadelphia Program of the Pew Charitable Trusts (2010-2011); Project historian and owner's representative, Visitor Center design and construction (2008-2010); Grant application author, project historian, and project manager, Getty Foundation Architectural Conservation Assessment (2008-2010); Preparation and Presentation of National Historic Landmark Nomination (2004-2005).

New York State Pavilion, 1964-5 World's Fair – New York, NY*: Preparation of National Register of Historic Places Nomination and National Historic Landmark Nomination of Philip Johnson landmark for World Monuments Fund.

Casa Enrico Fermi – Philadelphia, PA*: Section 106 Compliance consultation and documentation. Consultant to property owner for HUD-funded alterations and additions to 1960s Modernist apartment building by architect Oskar Stonorov, including participation



Emily T. Cooperman, MS, PhD

continued

in public meetings and negotiation with interested parties, architects, Philadelphia Historic Preservation Commission staff, and HUD officials.

Confidential Utility Client, Cape May Substation Upgrades – Cape May City, NJ: Principal Investigator for Architectural History, Phase IB and Phase II Cultural Resource Investigations.

Confidential Utility Client, Lincoln to Union 138kv Line Project – Vineland City and Maurice River Township, Cumberland County, NJ: Principal Investigator for Architectural History, Phase IB and Phase II Cultural Resource Investigations.

Blithewold - Bristol, RI*: Principal author and investigator for National Historic Landmark Nomination for Country Place era estate.

Fairmount Park – Philadelphia, PA*: Author for update to large urban park historic district to development substantial addition of information to provide the basis for 106 compliance for federal projects in the park.

Preservation Alliance for Greater Philadelphia – Philadelphia, PA*: Preparation of National Register of Historic Places Nomination, Tindley Temple United Methodist Church (2010); Preparation of Multiple Property Documentation Form, African American Churches of Philadelphia (2010); Historical Research and Designation Training for Partners for Sacred Spaces, African-American congregations in Philadelphia (2009); Preparation of Statement of Significance, City of Philadelphia Washington Square West Historic District (2009); Preparation and Coordination of Thematic and Geographic Historic Context Essays, Preservation Plan for Philadelphia Phase I (2008-2010); Preparation of Inventory and Historical Designation Priorities Analysis of Philadelphia Historic African-American Church Resources (2008); Project Manager, Assessment of Existing Information and Recommendations for Future Action Report, Historic Districts in Philadelphia.

Temple Adath Israel – Merion, PA*: Preparation of Historic Resource Impact Study under Lower Merion Township zoning code and expert testimony for additions and alterations to Pietro Belluschi-designed 1950s synagogue.

*Work performed prior to joining PS&S



Matthew S. Tomaso, RPA

Director, Cultural Resources

Environmental Services

Mr. Tomaso has 29 years of diverse experience as a professional archaeologist, historian and cultural resource specialist, in both the regulatory/compliance and academic fields. He directs PS&S's cultural resource management practice and is well-versed in federal, regional, state and local regulatory requirements for archaeology, architectural history and preservation planning throughout the tri-state region. Mr. Tomaso's work has achieved a very high rate of concurrence with municipal, state and federal review authorities – saving PS&S clients from the costs and time commitments of lengthy cultural resource review processes.

Education

University of Southern
Maine: B.A., *summa cum
laude*, Anthropology and
Geography

University of Texas, Austin:
M.A., *summa cum laude*,
Anthropology
Completed coursework
toward Ph.D.

Credentials

Registered Professional
Archaeologist

360 CFR 800 Principal
Investigator as an
Archaeologist & Historian

OSHA 40-Hour HAZWOPER
Certified

Relevant Experience

West Deptford Energy Station, Cultural Resource Investigations – West Deptford, Gloucester County, NJ: This complex, multi-year investigation of several significant and potentially significant prehistoric and historic archaeological sites involved a broad spectrum of cultural resource management processes and reports, including every conventional phase of archaeological and historic architectural investigation. The final phase involved monitoring and investigation of two National Register eligible archaeological sites during construction and was completed in August of 2013. Each of PS&S' several work products that have resulted from these efforts has received timely approval from SHPO, and our work successfully prevented delays in the construction schedule.

Passaic Valley Sewerage Commission (PVSC) – FEMA Hazard Mitigations: In response to Superstorm Sandy, PVSC, PS&S and FEMA worked toward the design of a floodwall, standby power system, and stormwater management system to mitigate against potential future flood damage to the PVSC's Newark plant, the fifth highest capacity sanitary treatment works in the United States. FEMA's involvement necessitated compliance with Section 106 of the National Historic Preservation Act. Partly surrounded by historic railroad districts, the original historic elements of the PVSC's Newark facility are, in themselves, elements of an historic district important to the history of sanitary engineering and the broad architectural movement known as City Beautiful. PS&S' cultural resource management team assisted designers in the adjustment of the hazard mitigation's design to minimize impacts on the historic district and recharacterized the district to assist in its future management. PS&S' comprehensive Phase IA study and cultural resource management recommendations, completed in support of a FEMA Environmental Assessment were approved by both NJHPO and FEMA upon its first round of formal regulatory review. NJHPO complimented the organization, thoughtfulness and comprehensiveness of the report in their review letter.

Feltville Archaeological Project – Berkeley Heights, Union County, NJ*: Director of several academic and regulatory compliance projects conducted at the National Register District of Feltville/Glenside Park (1999 - present) within the Olmsted-designed and National Register-eligible Union County park system. Project has resulted in several academic publications, conference presentations and compliance reports. Recent projects have included design consultation and archaeological testing for below-ground utility placements and quality assurance and archaeological monitoring for the rehabilitation of an historic building. The report resulting from the latter study was hailed by SHPO as an important contribution to an understanding of the Historic District.



Matthew S. Tomaso, RPA
continued

Affiliations

Society for American
Archaeology (SAA)

SAA Awards Committee
for Excellence in Cultural
Resource Management

American Cultural Resource
Association

Archaeological Society of
New Jersey

Eastern States
Archaeological Federation

Council for Northeast
Historic Archaeology

Society for Historical
Archaeology

Society for Industrial
Archaeology

Sigma Xi National Science
Honors Fraternity

Lakehurst Railroad Shops – Lakehurst, NJ*: Wrote the final report for the largest Archaeological Data Recovery project ever conducted under New Jersey Pinelands Commission Jurisdiction. The Lakehurst Railroad Shops was a well-preserved railroad repair and maintenance yard associated with the early economic development of Ocean County. Work was performed in support of Pinelands construction permitting.

Elizabethtown Gas, Pipeline Replacements: PS&S is assisting Elizabethtown Gas with multiple phases of cultural resource management services for projects involving historic districts, historic buildings and archeological sites in Warren and Hunterdon Counties. PS&S successfully negotiated a time-sensitive scope of work with SHPO for improvements to a section of pipeline within an historic property and worked with the client to avoid potential impacts to an historic district. PS&S has also completed three Phase I and two Phase II investigations for a total of approximately 17 miles of replacement pipeline and is working on additional studies and mitigations.

*Work performed prior to joining PS&S